PT OF LOT 7
IN OR 786 PG 62
YULEE FARMS SUB 1 PB 2/37

WALKER PAMELA
85108 SUTTON PL
YULEE, FL 32097

2025

42-2N-27-4500-0007-0090

BUILDING CHARACTERISTICS

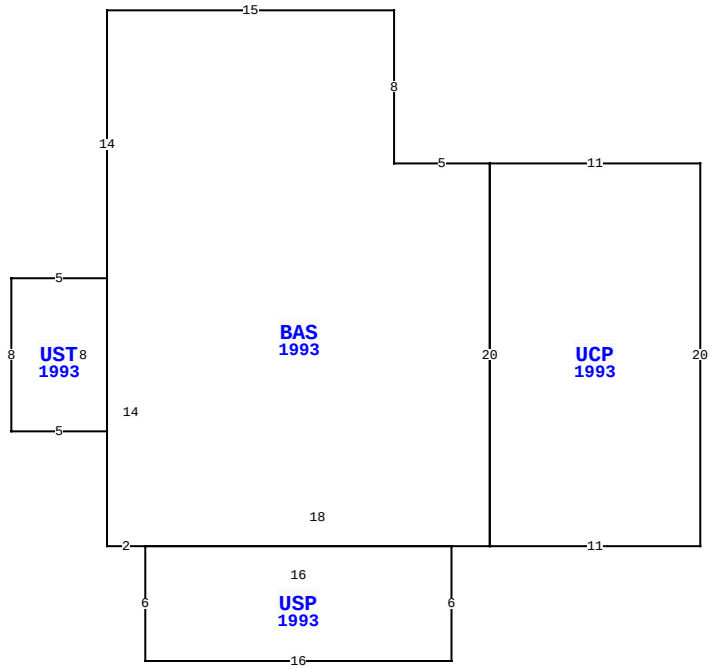
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 80
Interior Wall	02	WALL BD/WD 20
Interior Floo	09	PINE WOOD 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4052.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	520	100	1993	520	33,029
UCP	220	20	1993	44	2,794
USP	96	30	1993	29	1,842
UST	40	45	1993	18	1,143
TOTALS	876			611	38,809

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	611	87.0100	87.01	53,163	1964	1985	0	0	0	27.00	73.00

1 SINGLE FAM – 100% - 1998 Heated Area: 520 HX Base Yr 1998



85108 SUTTON PL, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		38,809
TOTAL MARKET OB/XF VALUE		390
TOTAL LAND VALUE - MARKET		48,000
TOTAL MARKET VALUE		87,199
SOH/AGL Deduction		43,737
ASSESSED VALUE		43,462
TOTAL EXEMPTION VALUE	HX HB WX	30,000
BASE TAXABLE VALUE		13,462
TOTAL JUST VALUE		87,199
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		77,511

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0786/0062	3/03/1997	CD	Q	I		37,000
GRANTOR: LEDFORD ROBT JACK TRU						
GRANTEE: WALKER LARRY & PAME						
0783/1028	1/28/1997	QC	Q	I	01	100
GRANTOR: LEDFORD ROBERT JACK						
GRANTEE: LEDFORD ROBT J TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1993] W11 BAS=[YR=1993] W5 N8 W15 S14 UST=[YR=1993] W5 S8 E5 N8$ S14 E2 USP=[YR=1993] S6 E16N6 W16$ E18 N20$ S20 E11 N20$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	100	0	0	300.00	SF	6.50	6.50	100	1960	1960	3	20	390	

LAND DESCRIPTION

TOTAL OB/XF 390

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0005	RM	150.00	85.00	1.00	LT		1.00	1.00	0.80	60,000.00	48,000.00	48,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 48,000 Market: 0 Agricultural: 0 Common: 48,000 PRINTED 07/30/2025 BY SYS